047.0	0007	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	912,800 / 912,800
					USE VALUE:	912,800 / 912,800
					ASSESSED:	912,800 / 912,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9	-11	JEAN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SAMMARCO DAVID
Owner 2:	
Owner 3:	
Street 1:	11 JEAN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SAMMARCO DAVID V -
Owner 2:	-
Street 1:	11 JEAN ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,396 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2643 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5396.000	447,300		465,500	912,800
Total Card	0.124	447,300		465,500	912,800
Total Parcel	0.124	447,300		465,500	912,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 345.37 | /Parcel: 345.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 33733

GIS Ref

GIS Ref

Insp Date 11/28/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 047.0-0007-0007.0

!4026!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	447,400	0	5,396.	465,500	912,900	912,900	Year End Roll	12/18/2019
2019	104	FV	346,600	300	5,396.	494,600	841,500	841,500	Year End Roll	1/3/2019
2018	104	FV	346,600	300	5,396.	360,800	707,700	707,700	Year End Roll	12/20/2017
2017	104	FV	325,000	300	5,396.	314,200	639,500	639,500	Year End Roll	1/3/2017
2016	104	FV	325,000	300	5,396.	267,700	593,000	593,000	Year End	1/4/2016
2015	104	FV	289,500	300	5,396.	261,800	551,600	551,600	Year End Roll	12/11/2014
2014	104	FV	289,500	300	5,396.	215,300	505,100	505,100	Year End Roll	12/16/2013
2013	104	FV	301,300	300	5,396.	204,800	506,400	506,400		12/13/2012

PRINT

Date	Time
12/10/20	19:07:14

LAST REV

Date	Time
01/27/20	14:21:54

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4026

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAMMARCO DAVID	45384-376		7/13/2005	Family		No	No		
SAMMARCO SANDRA	33273-367		7/19/2001	Family		No	No		
	10429-151		12/23/1963			No	No		N

USER DEFINED

Prior Id # 1:	33733
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/28/2018	MEAS&NOTICE	CC	Chris C
4/10/2009	Meas/Inspect	372	PATRIOT
5/3/2000	Inspected	276	PATRIOT
3/1/2000	Measured	270	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5396		Sq. Ft.	Site		0	80.	1.08	1									465,502						465,500	

Total AC/HA: 0.12388 | Total SF/SM: 5396 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 465,502 | Spl Credit | Total: 465,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09341216
Const Adj.:	0.97757620
Adj $ / SQ:	181.712
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	648311
Depreciation:	200977
Depreciated Total:	447335

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	2	HB					

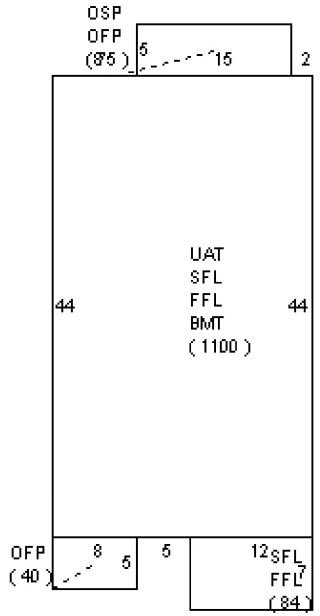
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	5	2	
Totals			
2	10	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,184	181.710	215,147
SFL	Second Floor	1,184	181.710	215,147
BMT	Basement	1,100	54.510	59,965
UAT	Upper Attic	275	127.200	34,980
OFP	Open Porch	115	30.160	3,468
OSP	Screen Porch	75	41.400	3,105
	Net Sketched Area:	3,933	Total:	531,812
Size Ad	2368	Gross Are	4758	FinArea 2643

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	181.71
Special Features:	0	Val/Su Net:	113.73
Final Total:	447300	Val/Su SzAd	188.89

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

047.0-0007-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1985	0.00	T	27.2	104						
2	Frame Shed	D	Y	1	8X12	A	AV	1985	0.00	T	27.2	104						

More: N | Total Yard Items: | Total Special Featues: | Total: